

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
SEPTEMBER 15, 2004
COUNCIL CHAMBERS, 12TH FLOOR CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **HAYES AVENUE CONDOMINIUM – PROJECT NO. 25875**
City Council District: 3; Plan Area: Uptown

STAFF: Firouzeh Tirandazi

Approve, conditionally approve, or deny an application to for Map Waiver application to waive the requirements for a Tentative Map to convert 4 existing residential units to condominiums on a 0.239 acre site. The property is located at **1066 Hayes Avenue** in the MR-3000 Zone of Mid-City Communities Planned District within the Uptown Community plan Area. Report No. HO-04-129.

RECOMMENDATION:

Approve.

HEARING OFFICER DOCKET OF SEPTEMBER 15, 2004

ITEM-5: ***VERIZON WIRELESS CROWN POINT - PROJECT NO. 19166**
City Council District: 2; Plan Area: Pacific Beach

STAFF: **Nilia Koering**

Approve, conditionally approve, or deny an application for a wireless communication antenna consisting of twelve panel antennas integrated inside the stairwell shaft of the existing building with associated equipment located within an existing storage room within the building at **3833 Ingraham Street** within the Pacific Beach Community Plan Area. Report No. Ho-04-121

RECOMMENDATION:

Approval

ITEM-6: **TERRACE DRIVE MAP WAIVER – PROJECT NO. 12257**
City Council District: 3; Plan Area: Kensington-Talmadge

STAFF: **Linda French**

Approve, conditionally approve, or deny an application to waive the requirements for a Tentative Map to convert 4 residential units to condominiums on a 0.138-acre site. The property is located at **4525-27 Terrace Drive** in the RS-1-7 Zone within the Kensington-Talmadge Community Planning Area and Council District 3. Report No. 136.

RECOMMENDATION:

Approve.

ITEM-7: **CLEVELAND ROW HOMES MAP WAIVER – PROJECT NO. 38677**
City Council District: 3; Plan Area: Uptown

STAFF: **Linda French**

Approve, conditionally approve, or deny an application to waive the requirements for a Tentative Map to convert four newly created residential units to condominiums on a 0.22-acre site. The property is located at **4313 Cleveland Avenue** in the MR-1500 Zone within the Uptown Community Planning Area and Council District 2. Report No. HO-04-137

RECOMMENDATION:

Approve.

HEARING OFFICER DOCKET OF SEPTEMBER 15, 2004

ITEM-8: **32nd STREET MAP WAIVER – PROJECT NO. 36250**
City Council District: 3; Plan Area: Greater North Park

STAFF: Linda French

Approve, conditionally approve, or deny an application to waive the requirements for a Tentative Map to convert two residential units to condominiums on a 0.23-acre site. The property is located at 2143 32nd Street in the RS-1-7 Zone within the Greater North Park Community Planning Area and Council District 3. Report No. HO-04-138

RECOMMENDATION:
Approve.

ITEM-9: ***O'HARA RESIDENCE – PROJECT NO. 6458**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application to for a Coastal Development Permit, Site Development Permit, and Encroachment Agreement, to add one residential unit. The Property is a 5,408 square foot site with tow existing residential units located at 1621 Ocean Front Street in the RM-2-4 Zone, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Beach Parking impact Overlay Zone, Airport Environs Overlay Zone (AEOZ), within the Ocean Beach Community Plan area. Report No. HO-04-135.

RECOMMENDATION:
Approve.

HEARING OFFICER DOCKET OF SEPTEMBER 15, 2004

ITEM-10: ***SPRINT EIDER – PROJECT NO. 11426**
City Council District: 4; Plan Area: Southeastern San Diego Community Plan

STAFF: **Conan Murphy**

approve, conditionally approve, or deny an application for a permit to install and operate a wireless communication facility consisting of two omni antennas and a GPS antenna mounted on a new 10-foot long cross arm attached to an existing 38-foot high utility pole. Project location is within the public right-of-way at the **6500 block of Eider Street** with in the Southeastern Community Plan Area.
Report No. HO-04-139.

RECOMMENDATION:

Approve.